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400 E Main St
Hogansville GA 30230-1196
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COUNCIL ACTION FORM

MEETING DATE: October 7, 2019 SUBMITTED BY: Lynne Miller

AGENDA TITLE: Planning and Zoning Commission Recommendation for Springfield Baptist Church

CLASSIFICATION (City Attorney must approve all ordinances, resolutions and contracts as to form)

Ordinance (No. ____)

Contract

Information Only

Public Hearing

Resolution (No. ____)

Ceremonial

Discussion/Action

Other

BACKGROUND (Includes description, background, and justification)

In late 2016, the Springfield Baptist Church approached the City with plans to place a temporary mobile structure near their church at 400 Poplar Street while the church underwent planned expansion. Through a variance, the church was permitted to keep the mobile unit there for up to two years (renewable). On September 19, 2019, the Church asked the Planning & Zoning Commission for additional time to remove the mobile unit, stating that they no longer plan to expand the main church building and that the mobile unit is not being used and is no longer needed.

BUDGETING & FINANCIAL IMPACT (Includes project costs and funding sources)

No budget impact.

STAFF RECOMMENDATION (Include possible options for consideration)

On September 19, 2019, the Planning & Zoning Commission voted unanimously to recommend that the Springfield Baptist Church be given until June 30, 2021 to remove the mobile unit from its church site. Staff supports this Planning & Zoning Commission recommendation. The mobile unit will be sold and removed from Hogansville. Prior to the move, the Church will secure the water and electric connections using qualified plumbing and electrical professionals.

Summary

Parcel Number 0244D005019
 Location Address 400 POPLAR ST
 Legal Description 400 POPLAR ST
 (Note: Not to be used on legal documents)
 Class E2-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning
 Tax District 18-HOGANSVILLE (District 18)
 Millage Rate 38.11
 Acres 2.32
 Neighborhood City of Hogansville (HGNSV)
 Homestead Exemption No (S0)
 Landlot/District N/A
 Subdivision

[View Map](#)



Owner

CHURCH SPRINGFIELD BAPTIST
 P O BOX 923
 HOGANSVILLE, GA 30230

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	AC - 25000.00	Acres	101,059	0	0	2.32	0

Commercial Improvement Information

Description Churches-3
 Value \$489,900
 Actual Year Built 1940
 Effective Year Built 1995
 Square Feet 3020
 Wall Height 16
 Wall Frames
 Exterior Wall
 Roof Cover Composition
 Interior Walls Plaster
 Floor Construction
 Floor Finish Hardwood
 Ceiling Finish Fiberglass Panels
 Lighting
 Heating
 Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
* C-Asphalt Paving-2"-Avg	1940	0x0 / 25000	0	\$11,700

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/1/1901	0		\$0	NQ		CHURCH SPRINGFIELD BAPTIST

Area Sales Report

Valuation

	2019	2018	2017	2016
Previous Value	\$558,500	\$466,270	\$487,649	\$487,649
Land Value	\$58,000	\$58,000	\$21,380	\$21,380
+ Improvement Value	\$489,900	\$489,900	\$434,700	\$456,079
+ Accessory Value	\$11,700	\$10,600	\$10,190	\$10,190
= Current Value	\$559,600	\$558,500	\$466,270	\$487,649

DRAFT



City of Hogansville
Planning & Zoning Commission
Meeting Minutes

September 19, 2019 at 5:30 pm

Chairperson: *Ricky Thrash 2020*

Board Member: *Mary Margaret Ware 2020*

Board Member: *Carol Smith 2021*

Board Member: *Ellen Shellabarger 2021*

Board Member: *Gayle Devereaux 2021*

This meeting was held at the Hogansville City Hall, 400 East Main Street.

Present: Gail Devereaux, Vice Chair
Ellen Shellabarger
Mary Margaret Ware

Also Present: Lynne Miller, Planning & Development Director

Absent: Ricky Thrash, Chair
Carol Smith

CALL TO ORDER

This regular Planning and Zoning Commission meeting was called to order at 5:30 pm by Vice Chair Gayle Devereaux.

MOMENT OF SILENCE AND PLEDGE

After a called moment of silence, the group stood for the Pledge of Allegiance.

APPROVAL OF AGENDA

Upon motion by Board Member Mary Margaret Ware, seconded by Board Member Ellen Shellabarger, the agenda was unanimously approved as presented.

MINUTES

Upon motion by Board Member Ellen Shellabarger, seconded by Board Member Mary Margaret Ware, minutes of the P&Z Commission meeting held August 15, 2019 were unanimously approved as presented.

DRAFT

Planning & Zoning Commission
September 19, 2019
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OLD BUSINESS

Request from Springfield Baptist Church, 400 Poplar Street, Tax Map 0244D005019, for building permit time extension.

Springfield Baptist Church representative Carolena Lynch presented the request, explaining that the church:

- Has dropped its expansion plans,
- Is not using the mobile structure they had moved to the site, and
- Would like additional time beyond the two years they were given in November 2016, to remove the mobile structure.

Ms. Lynch noted that before removing the mobile unit, the church will assume responsibility for securing its water and electricity connections.

Board Member Ellen Shellabarger moved that the Springfield Baptist Church be given until June 30, 2021 to remove the mobile unit located at 400 Poplar Street. Board Member Mary Margaret Ware seconded the motion. The motion was approved unanimously by all present, with Ellen Shellabarger, Mary Margaret Ware and Vice Chair Gayle Devereaux in favor, and none opposed.

ADJOURNMENT

Upon motion by Mary Margaret Ware, seconded by Ellen Shellabarger, and with unanimous consent, the meeting was adjourned by Vice Chair Gayle Devereaux at 6:00 pm.

NEXT MEETING

The next Planning Commission meeting was scheduled for Thursday, October 24, 2019, 5:30 pm at City Hall. This will be a special meeting due to its change from the third Thursday to fourth Thursday instead, due to conflicts on October 17.

Respectfully submitted,

Lynne S. Miller, AICP, Planning and Development Director